

FOR LEASE

WAREHOUSE SPACE

± 5,600 SQ. FT. ON 1.05 ACRES

1001 EASTSIDE ROAD

El Paso, Texas 79915



PROPERTY OVERVIEW

1001 Eastside Rd. is centrally located in El Paso three blocks from Interstate 10 in the Eastside Industrial Area south of the El Paso International Airport and Cielo Vista Mall. The property consists of three standalone buildings (office, workshop/warehouse & covered storage area) with additional land for truck parking or outside product storage. The yard is secured and partially paved.

+ Combined Building Area:	± 5,600 sq. ft.	+ Year Built:	1973
+ Excess Land Area:	± 1.05 acres	+ Zoning:	M-1
+ Excess Land:	Paved & dirt for product storage.	+ Security:	Fenced in property & covered storage



CONTACT US

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PROPERTY OVERVIEW

SOUTH BUILDING (OFFICE BUILDING)

- + Building Size: ± 2,400 sq. ft.
- + Offices: 4 rooms, 2 storage rooms & 1 kitchen
- + Construction Type: Concrete masonry units (CMU)
- + Parking: 10 automobile spaces
- + HVAC: Package unit

NORTH EAST BUILDING (COVERED STORAGE)*

*Not included in the "Combined Building Area" square footage.

- + Building Size: ± 2,480 sq. ft.
- + Clear Height: ± 13.5' - 15'
- + Building Dimensions: ± 40' x 20'
- + This building has swing gates to secure covered outside storage.

WEST BUILDING (WORKSHOP AREA WITH DOCKS)

- + Total Area: ± 3,200 sq. ft.
- + Building Size-Warehouse Area: ± 2,400 sq. ft.
- + Building Dimensions-Warehouse Area: ± 40' x 60'
- + Building Size-Receiving Partition Area: ± 800 sq. ft.
- + Building Dimensions-Receiving Partition Area: ± 40' x 20'
- + Clear Height: ± 10.5' - 13.5'
- + Docks: 1 dock high
2 roll up doors



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BUILDING PHOTOS

SOUTH BUILDING (OFFICE BUILDING)



**NORTH EAST BUILDING
(COVERED STORAGE)**



**WEST BUILDING
(WORKSHOP AREA)**



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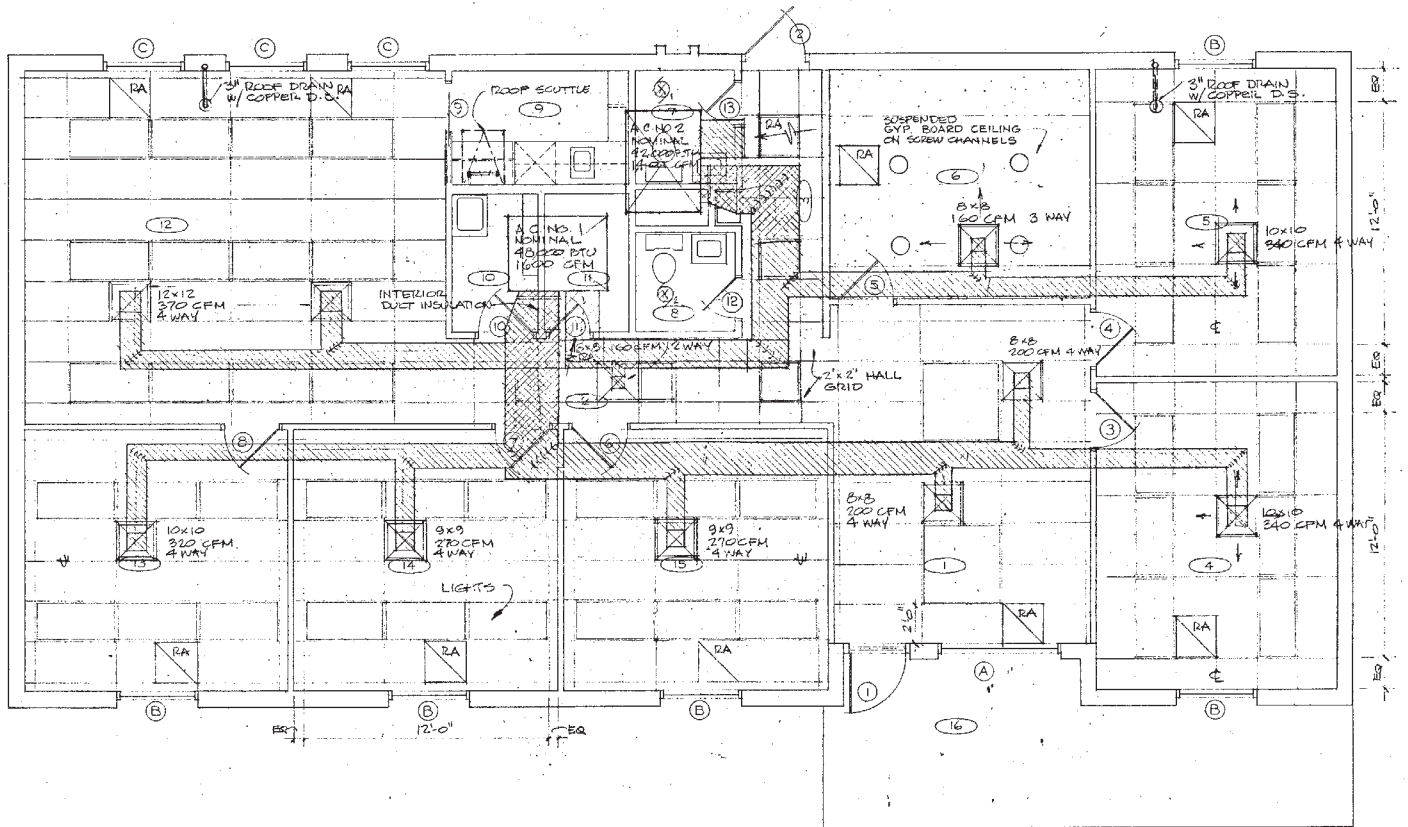
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OFFICE BUILDING FLOOR PLAN



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AERIAL VIEW & MAP LOCATION



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Scott Senese	404094		(512) 499-4900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date